



## **CITY OF PACIFIC GROVE**

300 FOREST AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

### **MINUTES OF THE ARCHITECTURAL REVIEW BOARD MEETING**

#### **ARCHITECTURAL REVIEW BOARD**

**DATE & TIME: TUESDAY, FEBRUARY 12, 2008 – 4:00 P.M. (Special Meeting Time)**

**LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE**

Tape 08-03

**Architectural Review Board (ARB) members present:**

Darlene Billstrom  
Ken Hinshaw  
Doug Howe, Chair  
Maryanne Larson Spradling, Vice Chair  
Wilda Northrop

**Board members absent:**

Jeff Becom

#### **HEARING MINUTES**

**1. APPROVAL OF MINUTES**

**On a motion by Hinshaw-Howe (Northrop abstaining), the Board voted 4-0 to approve the minutes of the January 22, 2008, ARB meeting.**

**2. COMMENTS FROM THE PUBLIC**

None.

**3. COMMUNICATIONS**

Staff noted the recent appointment of Wilda Northrop to the ARB by the City Council. Additionally, staff noted Howe was again reappointed by the City Council to the ARB and was also appointed by the Board to be Chair of the ARB as this term goes forward. Staff further noted that Spradling was appointed by the Board as the new Vice Chair of the ARB.

**4. WRITTEN CORRESPONDENCE**

None.

**5. CITY COUNCIL ACTIONS**

Staff reported.

**6. PLANNING COMMISSION ACTIONS**

Staff reported.

**7. SUBCOMMITTEE REPORTS**

None.

**8. ITEMS WITHDRAWN OR TABLED**

Per the applicant's request, Item 11c. Project Address 311 6<sup>th</sup> Street is neither being withdrawn nor continued, but rather it is being tabled, or placed on-hold, until further notice to the Planning Department.

**9. REQUESTS FOR CONTINUANCE****a. Project Address: 176 Lighthouse Avenue**

Architectural Approval Application No. 3730-07 (Concept) for proposed remodel and first- and second-story additions to an existing single-family dwelling. (Continued from the January 8, 2008, ARB hearing.) Applicant: John Moore, Moore Design LLC

Continuance requested to March 11, 2008, ARB meeting to allow for further planning review.

**b. Project Address: 874 Gibson Avenue**

Architectural Approval Application No. 3736-07 (Concept) for proposed addition of a second story and expansion of the first story to a one-story, single-family dwelling, and the addition of a detached one-car garage with workshop/storage space. Applicant: Joseph Rock, Architect, for the Higbie family

Continuance requested to February 26, 2008, ARB meeting.

→ **On a motion by Howe-Billstrom, the Board voted 5-0 to continue project address 176 Lighthouse Avenue to the March 11, 2008, ARB meeting, and project address 874 Gibson Avenue to the February 26, 2008, ARB meeting.**

**10. CONSENT AGENDA**

**ARB member(s) requested three Consent Agenda items be moved to the beginning of the Regular Agenda for further discussion. These items included:**

- **Project address 118 Caledonia Street,**
- **Project address 519 Forest Avenue, and,**
- **Project address 149 Evans Avenue.**

**a. Project Address: 562 Lighthouse Avenue**

Architectural Approval Application No. 3752-08 (Final) for a proposed awning for a new business on a structure listed on the City's Historic Resources Inventory.

Applicant: Glenn Gobel, Glenn Gobel Custom Frames  
(Staff reference: Senior Planner, Sarah Hardgrave)

**b. Project Address: 212 Eardley Avenue**

Amendment of Architectural Approval Application No. 3606-06 (Final) for proposed exterior changes, enlargement, and footprint alteration to an approved project for an existing single-family dwelling.

Applicant: John Petrushkin (Staff reference: Associate Planner, Tricia Wotan)

**→ On a motion by Billstrom-Hinshaw, the Board voted 5-0 to approve on consent project addresses 562 Lighthouse Avenue and 212 Eardley Avenue. Approval is based on the standard finding for approval of an architectural approval application.**

**11. REGULAR AGENDA**

**a. Project Address: 118 Caledonia Street**

Architectural Approval Application No. 3732-07 (Final) for a proposed first- and second-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory.

Applicant: Dana Annereau (Staff reference: Associate Planner, Tricia Wotan)

Dana Annereau presented the project and answered questions from the Board.

**→ On a motion by Billstrom-Spradling, the Board voted 4-1 (Howe voting no) to grant final architectural approval. Approval is based on the standard findings for approval of an architectural approval application.**

**b. Project Address: 519 Forest Avenue**

Sign Permit Application No. 08-1052 (Final) for proposed signage for a new business on a structure listed on the City's Historic Resources Inventory.

Applicant: Ariana Benech (Staff reference: Senior Planner, Sarah Hardgrave)

Ariana Benech presented project and answered questions from the Board.

**→ On a motion by Billstrom-Northrop, the Board voted 4-1 (Hinshaw voting no) to grant final architectural approval. Approval is based on the standard findings for approval of an architectural approval application.**

**c. Project Address: 149 Evans Avenue**

Architectural Approval Application No. 3622-06 (Final) for proposed exterior changes and partial second-story addition to one unit of an existing duplex.

Applicant: Rick Steres (Staff reference: Associate Planner, Tricia Wotan)  
Rick Steres presented the project and answered questions from the Board.

→ **On a motion by Hinshaw-Spradling, the Board voted 4-1 (Howe voting no) to grant final architectural approval conditioned upon the removal of the shutters on the large second-story window. Approval is based on the standard findings for approval of an architectural approval application.**

BOARD MEMBER NORTHROP STEPPED DOWN PRIOR TO CONSIDERATION OF THE FOLLOWING ITEM DUE TO PROXIMITY TO HER RESIDENCE.

**d. Project Address: 138 9<sup>th</sup> Street**

Historic Preservation Permit Application No. 07-0228 and Architectural Approval Application No. 3738-07 (Concept) for a proposed first- and second-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. No additional parking will be provided on-site, which is less than the required two covered parking spaces per City code. (Continued from the January 22, 2008, ARB hearing.)

Applicant: Chris Stevens, Designer

Chris Stevens presented the project and answered questions from the Board.

→ **On a motion by Bilstrom-Hinshaw, the Board voted 4-0 to approve the Historic Preservation Permit with the recommended findings and conditions of approval. On a motion by Bilstrom-Hinshaw, the Board voted 4-0 to grant final architectural approval subject to subcommittee approval of window specifications. Approval is based on the standard findings for approval of an architectural approval application.**

BOARD MEMBER NORTHROP RETURNED TO THE BOARD.

**e. Project Address: 381 Laurel Avenue**

Architectural Approval Application No. 3355-05 (Final) for a proposed remodel and second-story addition to a one-story single-family dwelling.

Applicant: Domenica Gianino

No project representative was in attendance to present this project to the Board. However, members of the public wished to speak about the item, and thus, the Board opened the floor for public comment.

Public comments:

Dorothy Rick, neighbor, spoke to design concerns related to a new door-looking feature on the second floor of the design and privacy issues.

Dave Powers, neighbor, spoke to design concerns related to the west elevation and a proposed railing on the landing/porch, and suggested the stucco wall shall continue around the entirety of the landing/porch.

ARB members asked staff to convey to the applicant that accurate design plans are necessary and more details are needed for the consideration of final approval for this project.

→ **On a motion by Howe-Spradling, the Board voted 5-0 to continue the project to the February 26, 2008, ARB meeting.**

**f. Project Address: 615 17<sup>th</sup> Street**

Architectural Approval Application No. 3715-07 (Final) for proposed remodel and addition to an existing single-family dwelling.

Applicant: Diane Kremer

Don and Diane Kremer presented the project and answered questions from the Board.

Public comment:

Bob Wood, neighbor, spoke to concerns related to the height of the proposed rear addition to the home and its affect on his property, and suggested changes to the roof design in order to lower the roof peak.

ARB members informed the applicant accurate details are necessary to be provided in order consider the project for final.

→ **On a motion by Hinshaw-Billstrom, the Board voted 5-0 to refer the project back to the applicant for further study.**

**12. REPORTS OF BOARDMEMBERS**

Chair Howe asked the Board for feedback related to running the meetings better. Boardmembers discussed various items and provide feedback to the Chair and staff.

**13. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:40 p.m.

STANDARD FINDING FOR APPROVAL OF AN ARCHITECTURAL APPROVAL APPLICATION

The architecture and general appearance of the building(s) will be in keeping with the neighborhood and the completed project will not be detrimental to the orderly and harmonious development of the City nor impair the desirability of investment or occupation in the neighborhood.

JUDICIAL TIME LIMITS

This serves as written notice that Pacific Grove Municipal Code Section 1.20.010 incorporates Section 1094.6 of the Code of Civil Procedure of the State of California and provides a

ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.